

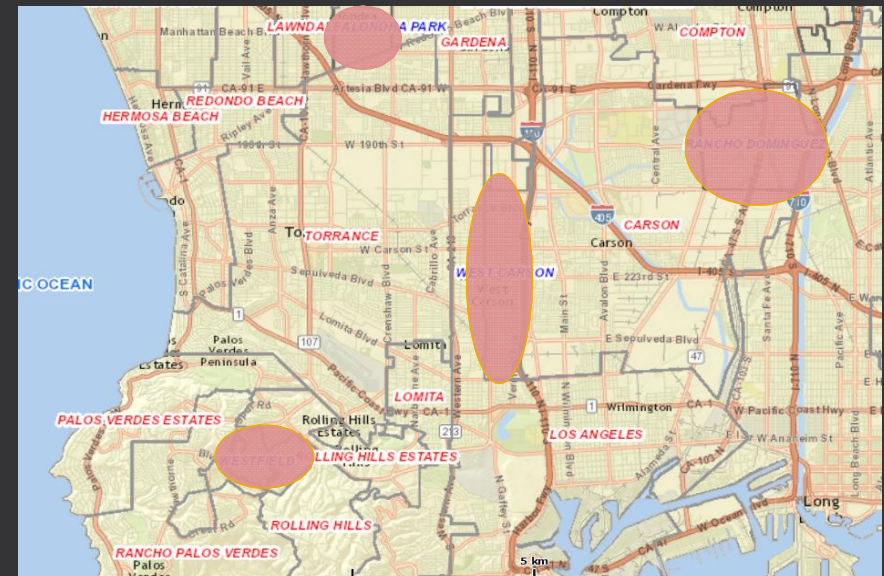
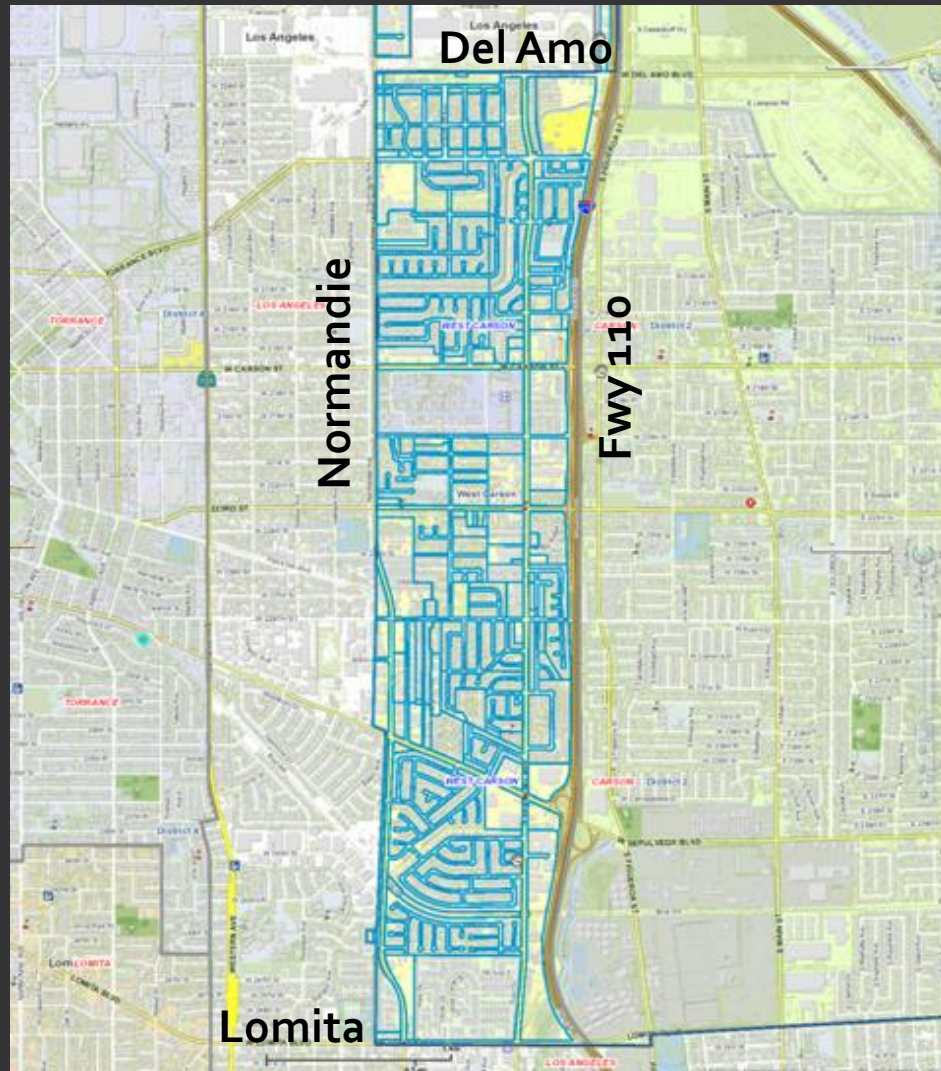


Los Angeles County
Department of Regional Planning

West Carson Transit Oriented District Specific Plan Project Overview

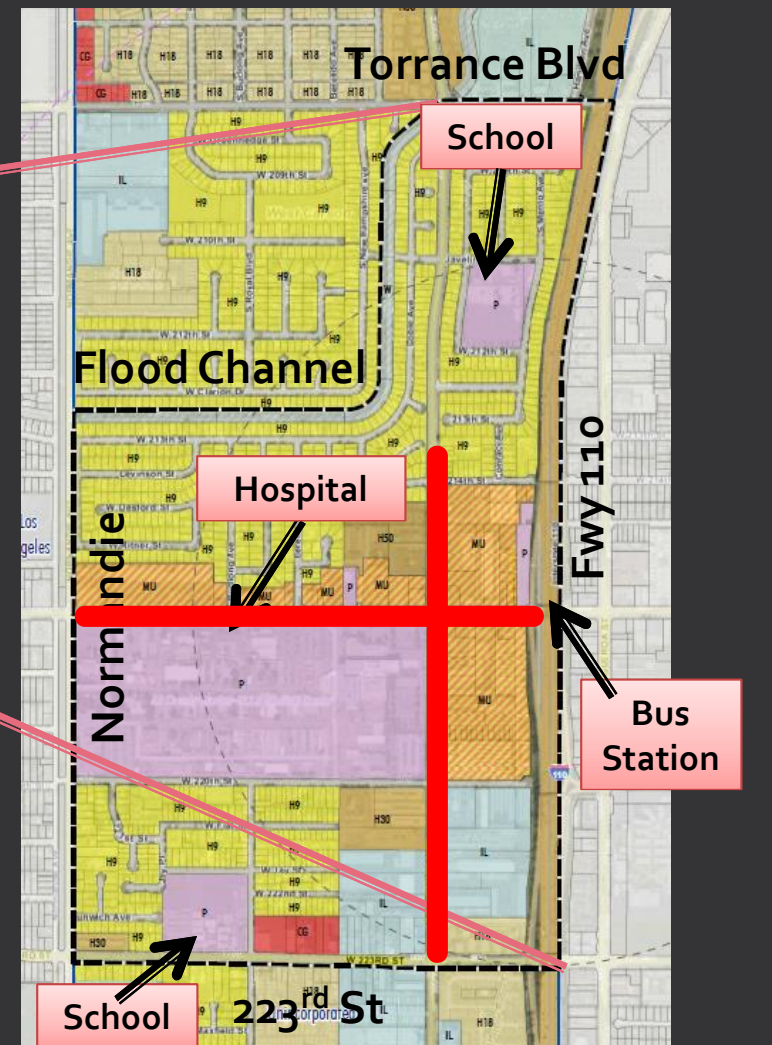
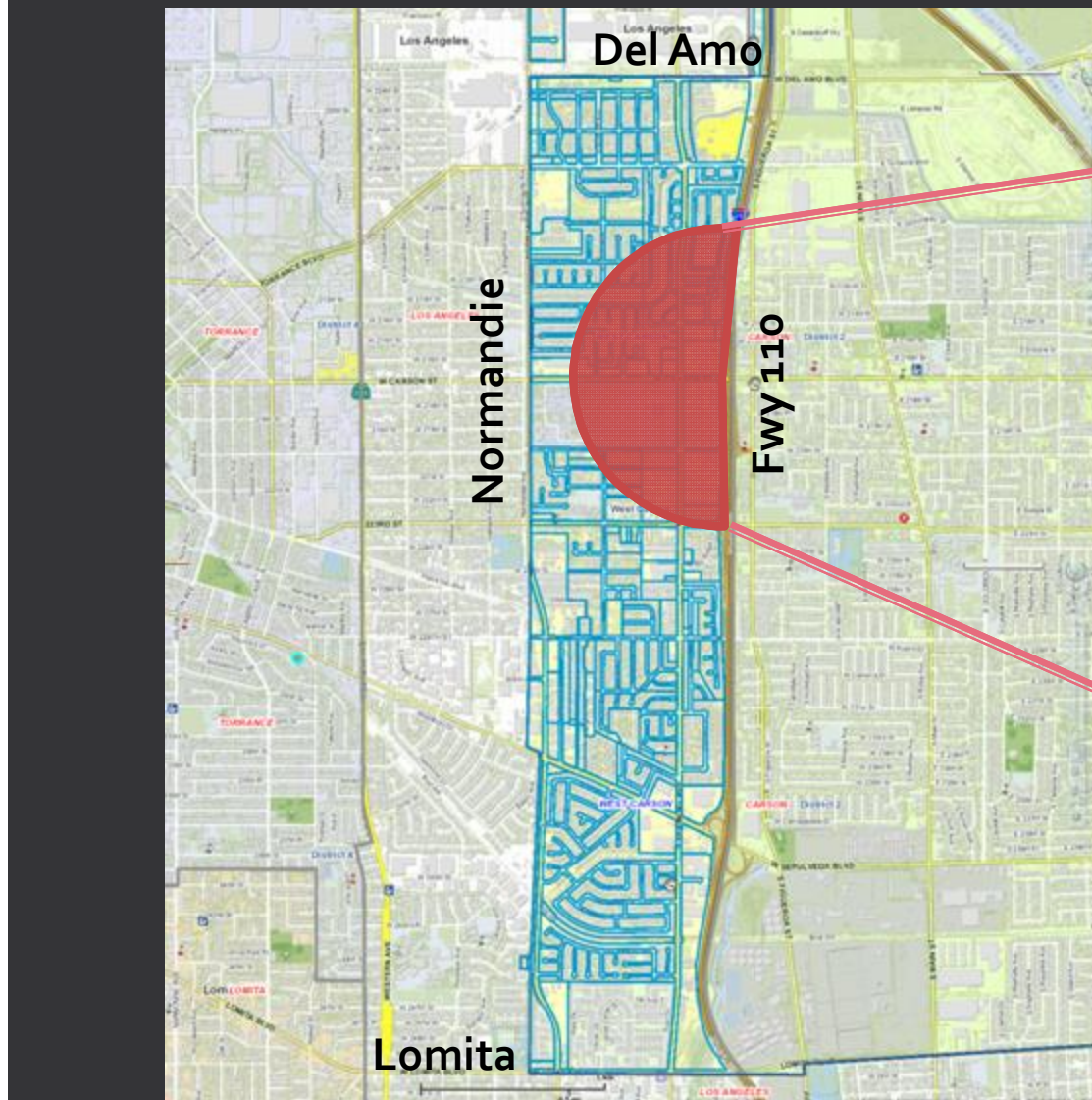
Public Workshop
November 17, 2015

West Carson





West Carson – Focus Area





What is a Transit Oriented District?

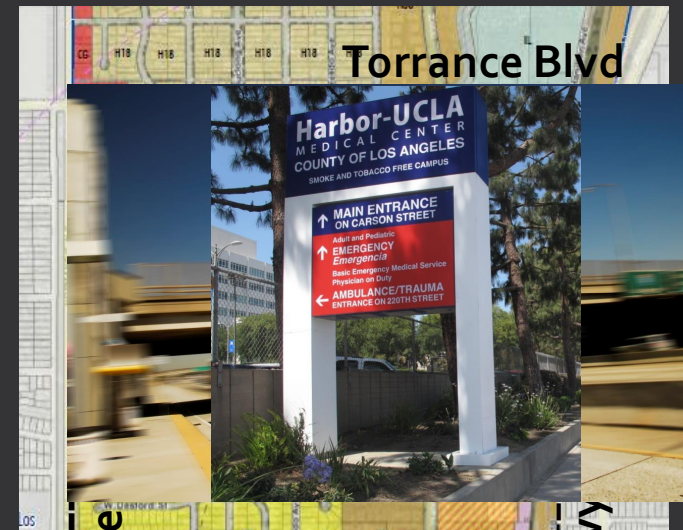
- A compact, walkable, and vibrant community centered around a major public transit station.
- Benefits include:
 - Good access to public transit
 - Mixture of housing, office, retail, and other amenities in close proximity
 - Less need to drive everywhere



West Carson - Transit Oriented District



- Goal: To create a new Transit-Oriented District in West Carson
- Centered around Carson Metro bus station
- Neighborhood includes:
 - A major transit station
 - A major employment center (Harbor UCLA Hospital)
 - Busy commercial corridors

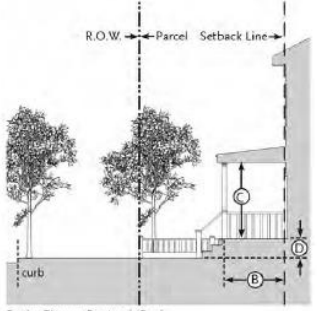
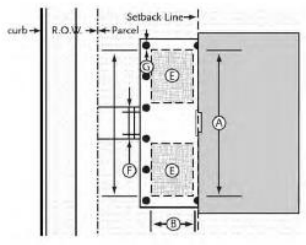


West Carson Transit Oriented District Specific Plan



- A plan that will be tailored for West Carson:
 - Will contain policies and regulations that support a Transit Oriented District in West Carson
 - Will contain recommendations for neighborhood improvements and future development
 - Involves collaboration with community and stakeholders

D. Front Yard/Porch. This subsection specifies standards applicable to the Front Yard/Porch frontage type.

Section Diagram: Frontyard / Porch

Plan Diagram: Frontyard / Porch


1. Description
Front yards provide a physical transition from the sidewalk to the building. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard. A raised porch may be combined with the front yard as shown in the photo example.

2. Transect Zones Allowed
CC, NC, LMD


3. Size

Width, Clear	12 ft. min. centered entry 10 ft. min. asymmetrical entry	④
Depth, Clear	7 ft. min.	②
Height, Clear	8 ft. min.	②
Finish Level above Grade	3 ft. max.	③
Floor Area, Clear	4 ft. x 6 ft. min.	③
Path of Travel	3 ft. wide min.	②
Width, Support Pillars	1 ft. max.	④

4. Miscellaneous
Porch must be open on at least three sides and have a roof.
Porch may project a maximum of four feet into front yard Setback.
Where required, access compliant with the Americans with Disabilities Act shall also be provided.

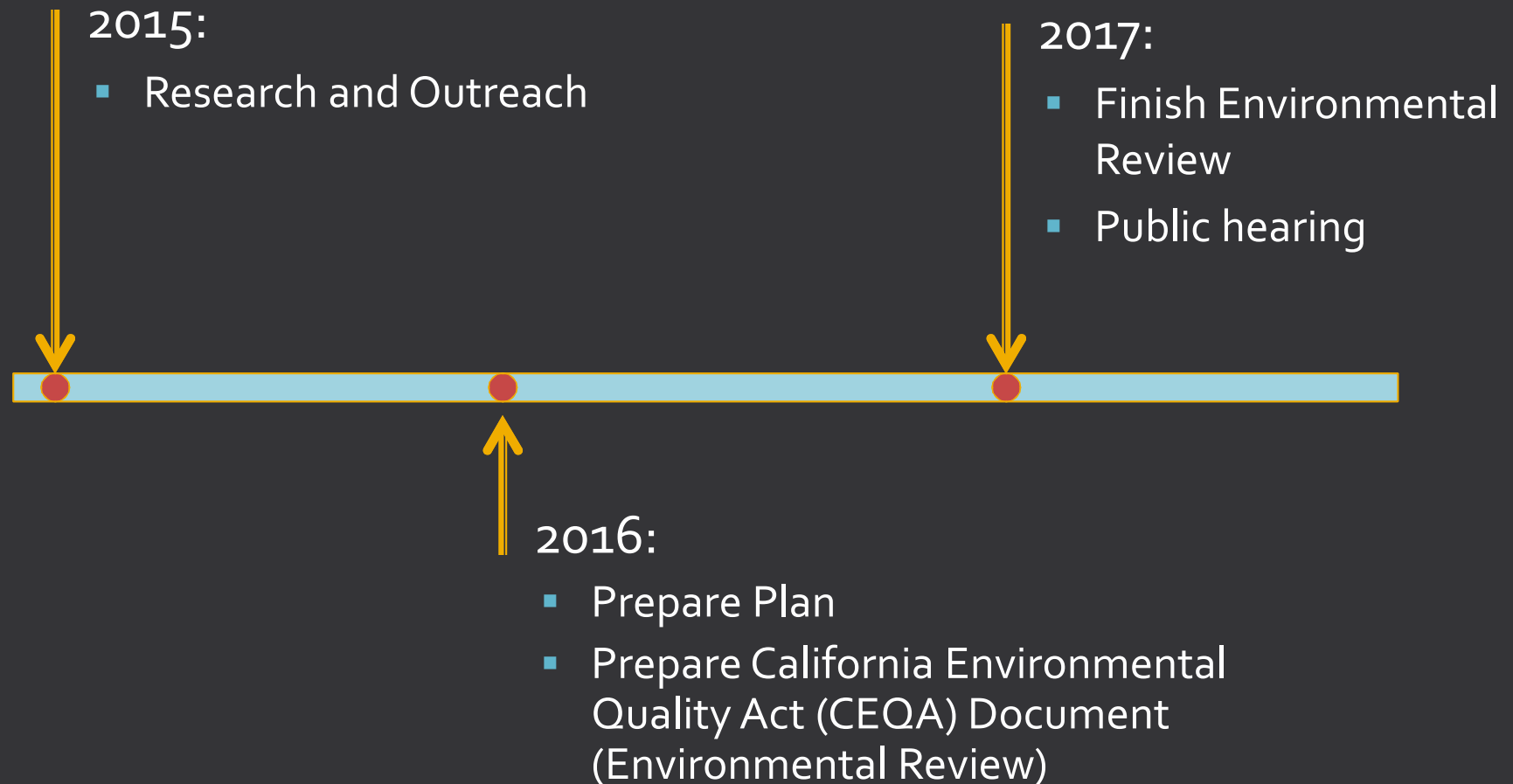


Example of one-story House with Front Yard/Porch.

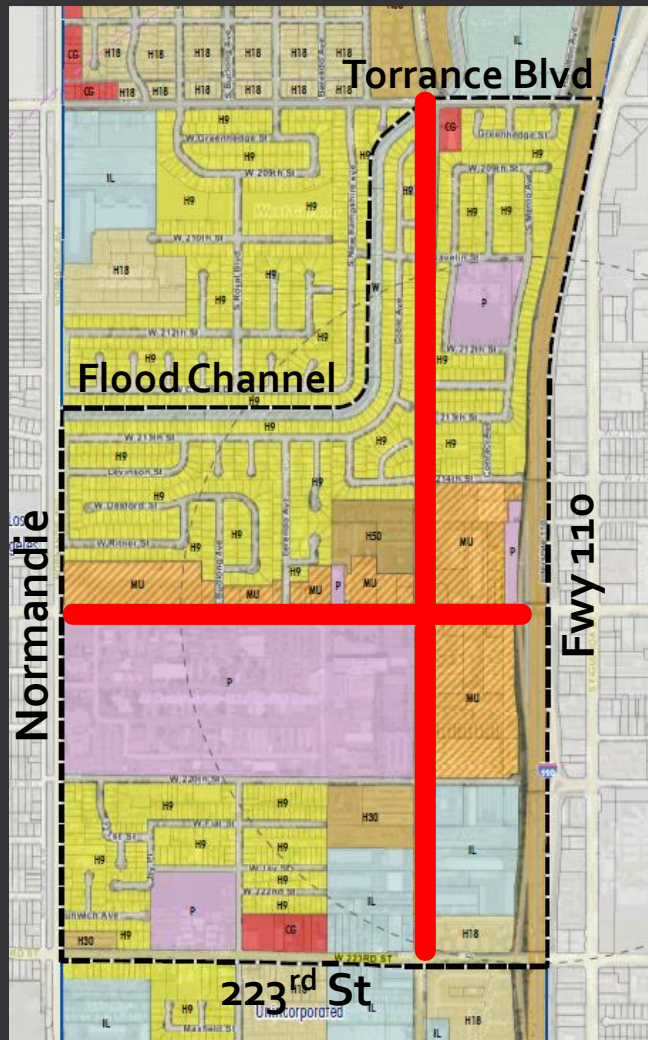


Example of 1-1/2 story House with wrap-around Porch and raised Front Yard.

Project Timeline



Community Input for Specific Plan



- What do you like about West Carson?
- What else would you like to see in West Carson (e.g., parks, more stores, more housing, etc.)
- What could be improved in West Carson?

Contact Information



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